



CITY OF NEW ORLEANS

# BlightSTAT

Reporting Period: April 2016

[www.nola.gov/opa](http://www.nola.gov/opa)



Office of Performance and Accountability

# Overview of the Blight Reduction Process

**311**



(OR)



1. INTAKE AND INPUT



2. INSPECT



3. RESEARCH



4. NOTICE



SHERIFF'S SALE



COMPLIANCE



5. HEAR



DEMOLITION



LOT CLEARING



JUDGMENT



# Action Items

Assigned	Responsible	Action	Notes
11/12/2015	C. Dyer	Complete procurement process for title research work	<ul style="list-style-type: none"><li>Contract signed by vendor</li><li>Code Enforcement will initially assign subset of cases to vendor in order to gauge speed</li></ul>
4/14/2016	C. MacPhee	Improve access to relevant blight rules on Code Enforcement website	<ul style="list-style-type: none"><li>Website has been updated</li></ul>
4/14/2016	S. Poche S. Primeaux	Update performance metrics to provide more accurate representation of current departmental activities	<ul style="list-style-type: none"><li>Code Enforcement and OPA have reached agreement on changes to measures</li><li>New measures will be included in BlightSTAT after proposed updates to blight strategy are finalized</li></ul>





**INSPECT**



**Responsible Organization:**  
Code Enforcement

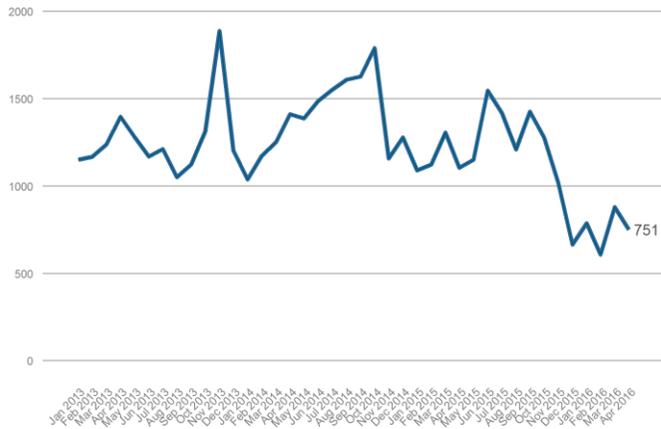
**Data Source:**  
LAMA

**Definitions:**  
*Inspection:* An evaluation of a property to determine if it is in violation of City codes. Inspections can include initial inspections, reinspections, postings of hearings, postings of judgments, and demolition inspections.

**Note:**  
Demolition inspection numbers are not captured in data.nola.gov. These come from Code Enforcement.

## Total inspections have remained low, due to fewer complaints

Number of Inspections



Responsible Organization:  
Code Enforcement

Data Source:  
LAMA

**Definitions:**

**New Cases:**  
Any case that is opened after  
January 1<sup>st</sup>, 2013

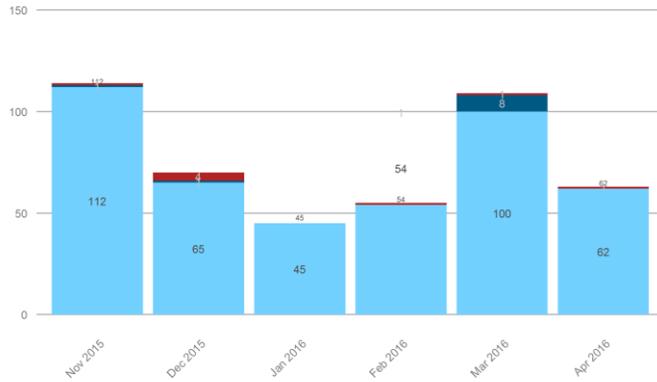
**New Initial Inspection:**  
An initial inspection on a new  
case. New initial inspections  
are a subset of the initial  
inspections shown on the  
previous slide

**Queue:** The list of all new  
cases awaiting inspection

## After accounting for the diversion letter compliance period, virtually all inspections are within target

### Age of Completed New Inspections

Less than 30 Days Old    30-90 Days Old    Greater than 90 Days Old



Responsible Organization:  
Code Enforcement

Data Source:  
LAMA

**Definitions:**

**New Cases:**  
Any case that is opened after  
January 1<sup>st</sup>, 2013

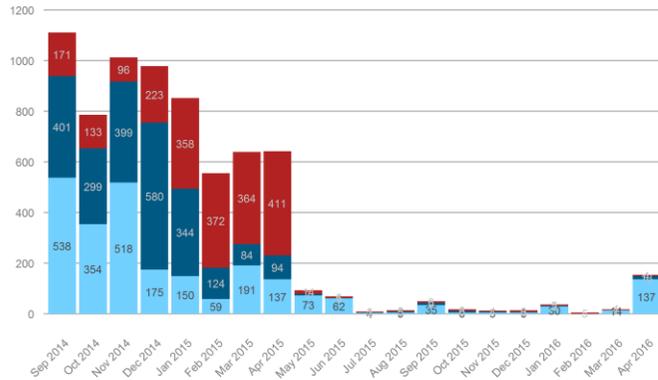
**New Initial Inspection:**  
An initial inspection on a new  
case. New initial inspections  
are a subset of the initial  
inspections shown on the  
previous slide

**Queue:** The list of all new  
cases awaiting inspection

## Virtually all open new initial cases are now less than 30 days old

### Age of Open Cases

Less than 30 Days Old    30-90 Days Old    Greater than 90 Days Old





**HEAR**



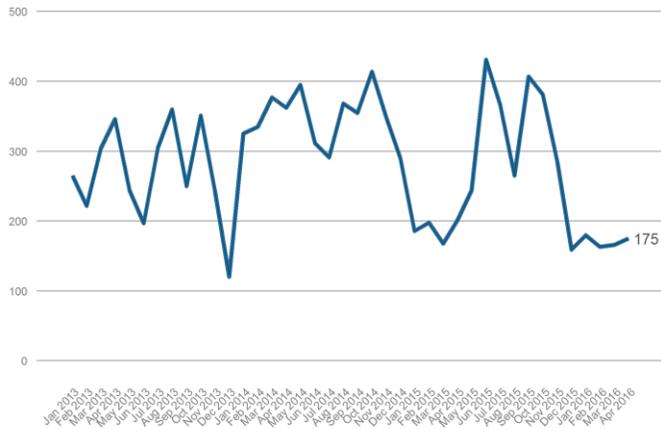
**Responsible Organization:**  
Code Enforcement

**Data Source:**  
LAMA

**Definitions:**  
*Research:* Cases under the process of title research to determine all owners that must be notified of a hearing

## With a shift in strategic focus toward priority cases, total research output is expected to decrease

Number of Cases Researched



**Responsible Organization:**  
Code Enforcement

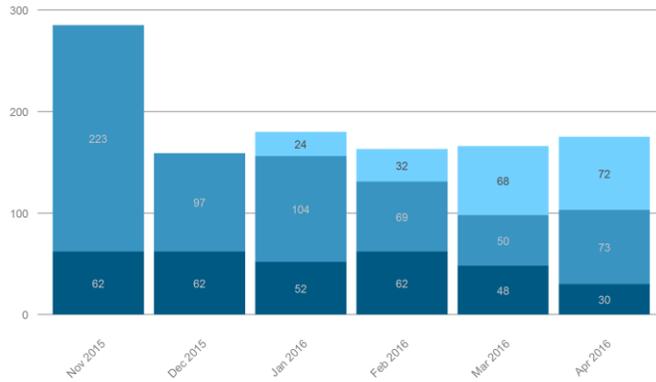
**Data Source:**  
LAMA

**Definitions:**  
*Research:* Cases under the process of title research to determine all owners that must be notified of a hearing

## Research focus has shifted toward more recent cases

Filing Year of Cases Researched

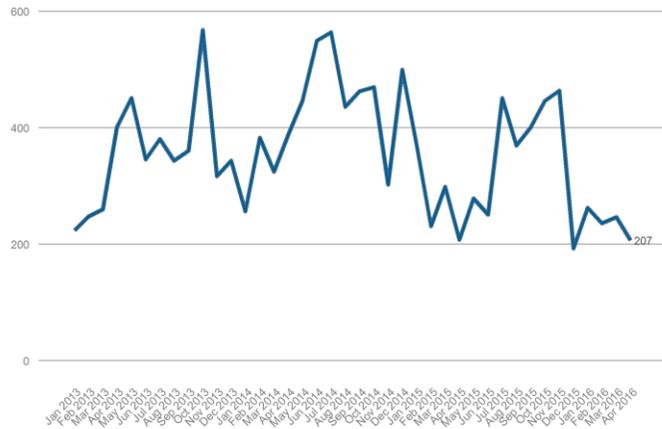
■ Opened before 2015 ■ Opened in 2015 ■ Opened in 2016



**Responsible Organization:**  
Code Enforcement  
**Data Source:**  
data.nola.gov  
**Definitions:**  
*Hearing:* A proceeding by an independent administrative hearings officer to determine whether or not a property is blighted.

## Decrease in total hearing output is expected as more difficult cases lead to lower research output

Number of Hearings

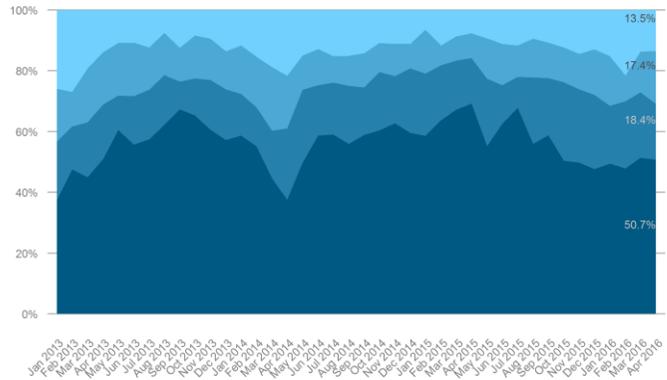


**Responsible Organization:**  
Code Enforcement  
**Data Source:** LAMA  
**Definitions:**  
*Guilty:* A hearing where the property is judged to be blighted  
*Violations Abated:* A hearing where the property is judged not to be blighted (though fines from previous violations may be levied). As of June 2014, judgments of "Dismissed Abated" are counted under Violations Abated.  
*Work in Progress:* A hearing where the property is not yet in compliance but the owner has proof that they are in the process of bringing it up to code  
*Insufficient Notice:* A hearing where Code Enforcement did not give the property owner the necessary amount of time before the hearing, leading to the case being reset  
*No Reinspection:* A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset  
*Other Legal Issue:* Cases reset or closed for factors beyond Code Enforcement's control. In many cases the property is in compliance.

## Work in progress findings increased as a percentage of hearing results, while resets decreased

### Hearing Results

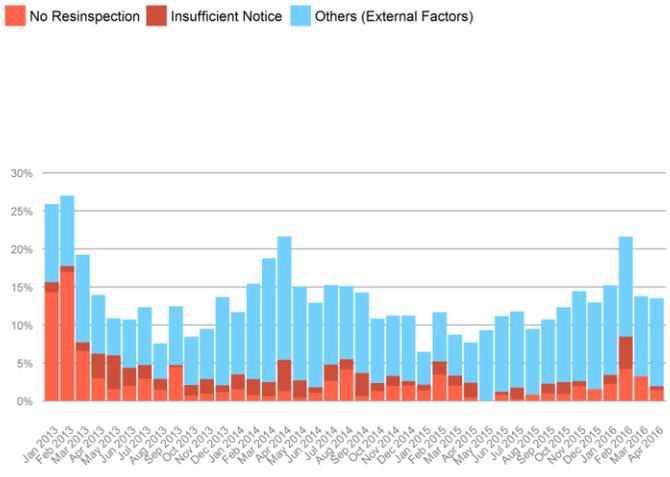
■ Guilty 
 ■ Violations Abated 
 ■ Work in Progress 
 ■ Other Reset/Dismissed



**Responsible Organization:**  
Code Enforcement  
**Data Source:** LAMA  
**Definitions:**  
*Guilty:* A hearing where the property is judged to be blighted  
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*No Reinspection:* A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset  
*Other Legal Issue:* Cases reset or closed for factors beyond Code Enforcement's control. In many cases the property is in compliance.

## April data showed a lower percentage of both reinspection and notice resets at hearing

Percent of Cases Reset





**Responsible Organization:**  
Code Enforcement

**Data Source:**  
LAMA

**Definitions:**

*In Compliance:* A hearing where the property is judged not to be blighted (though fines from previous violations may be levied)

*Approved Lien Waivers:*

When a property is found guilty at a hearing, the City can place a lien on the property that the owner must pay. If the owner later brings the property up to code, they can file to have the lien removed.

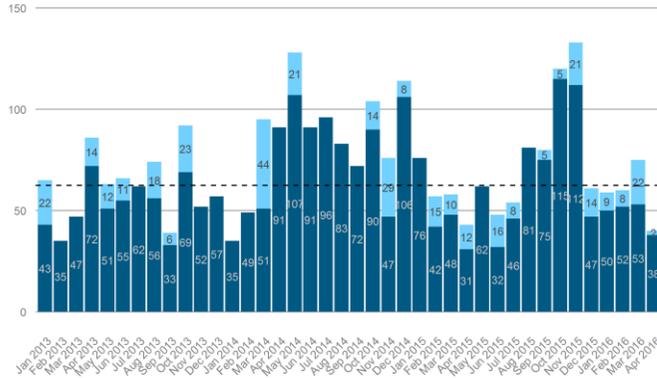
**Note:**

Properties with a Judgment of Dismissed Abated are not counted in this measure

## Lien waivers were lower as fewer applicants submitted complete documentation in April

### Voluntary Abatement

■ Abated at Hearing   ■ Approved Lien Waivers



**Responsible Organization:**  
Code Enforcement

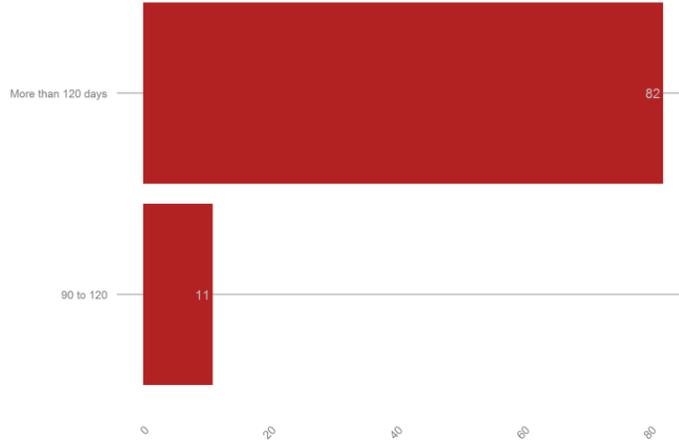
**Data Source:**  
LAMA

**Definitions:**  
*Awaiting Review:*  
Open cases with guilty judgments that have not yet been reviewed.

**Note:**  
Includes judgment dates going back one year prior to end of reporting period. In general, abatement review cannot be completed until approximately 90 days after a judgment has been entered.

## 93 judgments appear in LAMA as needing abatement review – a dramatic decrease from March

Abatement reviews by time since judgment  
(excluding judgments within 90 days of reporting cutoff)

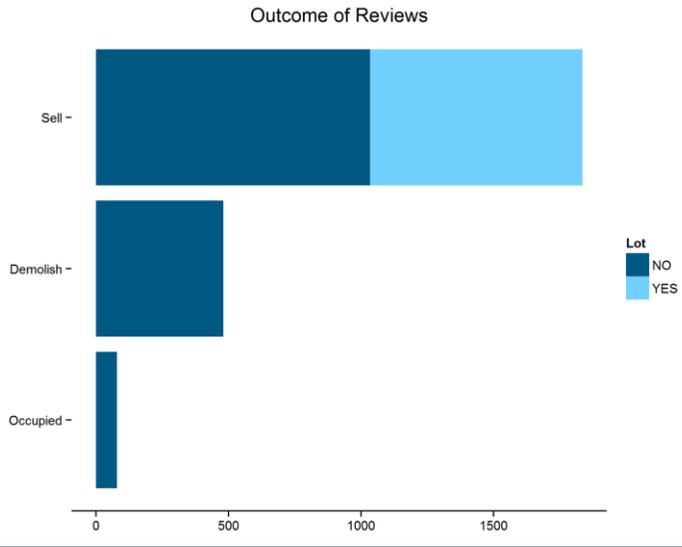


Responsible Organization:  
Code Enforcement

Data Source:  
LAMA

Definitions:

## The vast majority of reviews generate a sale outcome, but many of these are vacant lots



**Responsible Organization:**  
Code Enforcement, Law

**Data Source:**  
Law Department, Housing Unit,

**Definitions:**  
*Code Lien Foreclosure/Sheriff's Sale:*

Once a property is judged guilty of blight the city begins placing liens against the property which the City can then foreclose on as the creditor. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

**Accepted Files:**  
All cases that are filed successfully, with no legal issues.

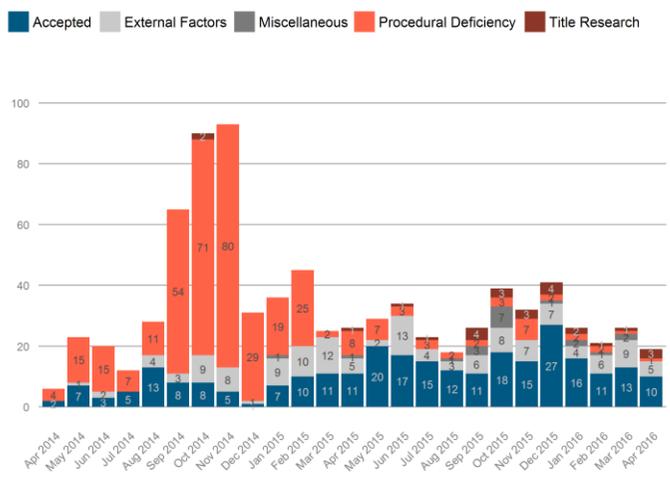
**Title Research:**  
Cases that are not accepted because of errors involving ownership identification, *Procedural Deficiency:*

Cases that are not accepted because of errors made during administrative adjudication. These errors include insufficient notice of hearing, insufficient notice of judgment, improper form of notice, improper form of judgment, and any other substantial errors that occur during the administrative adjudication process.

**External Factors:**  
Cases that are not accepted for reasons beyond the control of the Law Department, such as the property owner paying their lien.

## Very few procedure and title research errors were reported, even with more difficult cases

Legal Review Outcomes-Sheriff Sales



**Responsible Organization:**  
Code Enforcement  
**Data Source:**  
Law Department, Housing Unit  
**Definitions:**  
*Code Lien Foreclosure/Sheriff's Sale.*  
Once a property is judged guilty of blight the city begins placing liens against the property which the city can then foreclose on as the creditor, commonly called a code lien foreclosure. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

## Five properties were sold in April, while three auctions generated no bids

Address	City	State	Sold	Date
709 Majestic Place	New Orleans	LA	No	4/28/2016
3509 Delachaise St	New Orleans	LA	Yes	4/28/2016
4809 Francisco Verrett Dr	New Orleans	LA	Yes	4/14/2016
2500 Cleveland Ave	New Orleans	LA	Yes	4/14/2016
622 Forstall St	New Orleans	LA	Yes	4/14/2016
2262 N. Miro St.	New Orleans	LA	Yes	4/14/2016
7851 S. Coronet Ct	New Orleans	LA	No	4/7/2016
4622 Majestic Oaks Dr	New Orleans	LA	No	4/7/2016



**Responsible Organization:**

Code Enforcement, Law

**Data Source:**

Law Department, Housing Unit,

**Definitions:**

*Code Lien Foreclosure/Sheriff's Sale:*

Once a property is judged guilty of blight the city begins placing liens against the property which the City can then foreclose on as the creditor. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

*Accepted Files:*

All cases that are filed successfully, with no legal issues.

*Title Research:*

Cases that are not accepted because of errors involving ownership identification, *Procedural Deficiency:*

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*External Factors:*

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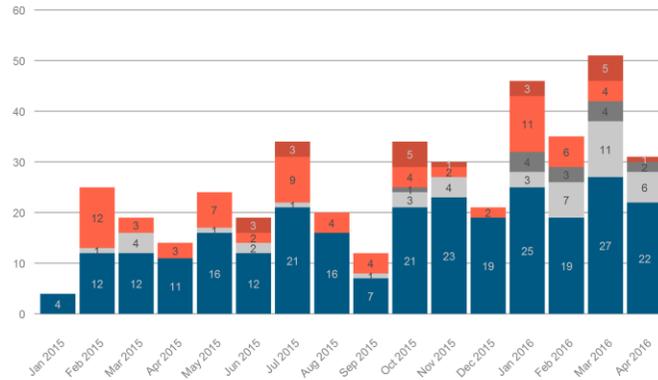
**Note:**

All of the rejected files were from cases from 2009.

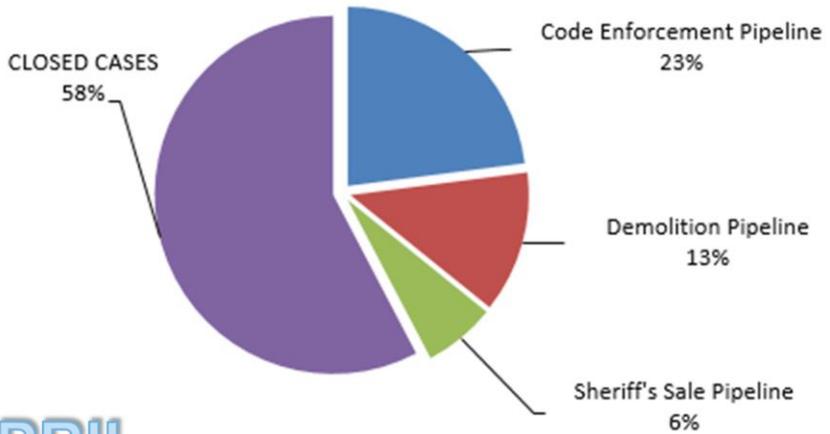
## Demolition legal review turned up only one research error and zero notice errors

### Legal Review Outcomes-Demolitions

Accepted External Factors Miscellaneous Procedural Deficiency Title Research



# FEMA Funded Demolition Program



APRIL

MAY

**BY THE NUMBERS**

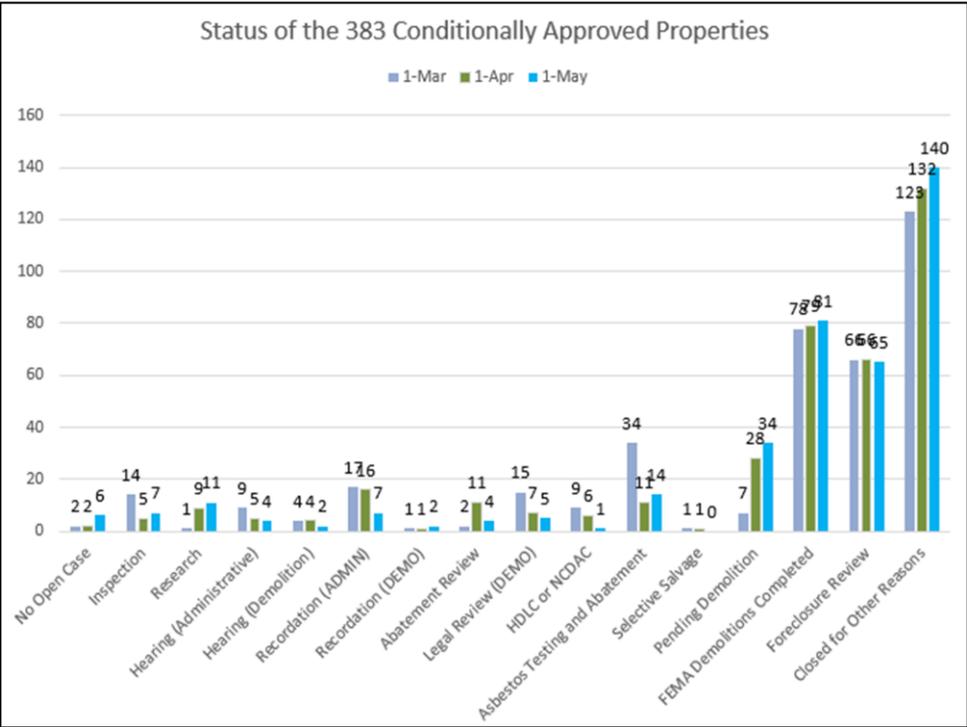
Code Enforcement Pipeline	103
Demolition Pipeline	46
Sheriff's Sale Pipeline	23
CLOSED CASES	211
<b>TOTAL</b>	<b>383</b>

**BY THE NUMBERS**

Code Enforcement Pipeline	88
Demolition Pipeline	49
Sheriff's Sale Pipeline	25
CLOSED CASES	221
<b>TOTAL</b>	<b>383</b>

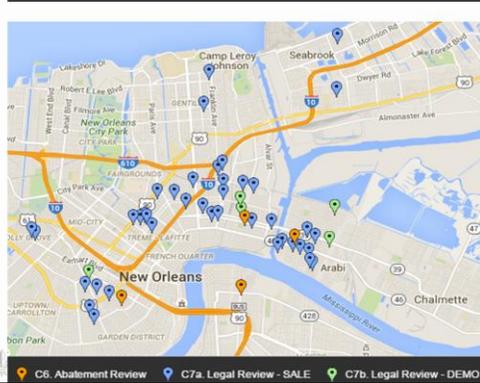
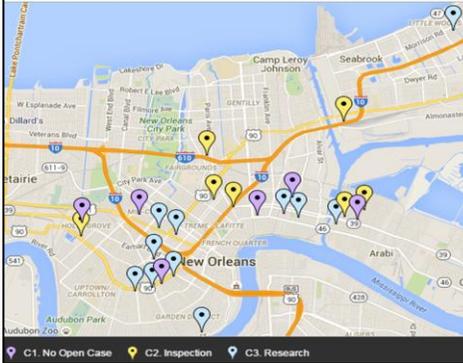
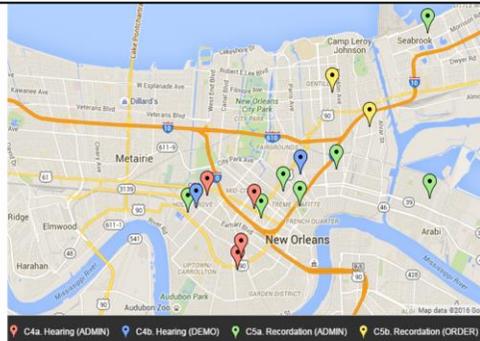
BlightSTAT May 12, 2016





# VISUAL OF FEMA CASES WITHIN CODE ENFORCEMENT PIPELINE

BY THE NUMBERS	
No Open Case	6
Inspection	7
Research	11
Hearing (Administrative)	4
Hearing (Demolition)	2
Recordation (ADMIN)	7
Recordation (DEMO)	2
Abatement Review	4
Law File Review - DEMO	5
Law File Review - SALE	40
<b>TOTAL CASES IN CODE ENFORCEMENT</b>	<b>88</b>



# Key Performance Indicators

Measure	YTD actual	YTD target	Year-end target
Blighted properties brought into compliance by property owners	234	250	750
Blighted units demolished	90	83	250



## Code Enforcement has reached an abatement strategy or is awaiting abatement on seven priority commercial properties

Stage	Address	Detail	Status
Abatement Strategy Reached	4402 Reynes Blvd	Haydel Heights Apartments	Daily Fines recorded. Writ filed for property to be sold.
	6324 Chef Menteur Blvd	Old Hotel by I-10	Daily Fines recorded. Writ filed for property to be sold.
	8500 Lake Forest Blvd	Abandoned Gas Station	Daily Fines recorded. Writ filed for property to be sold.
Awaiting Abatement	2646 Westbend Pkwy	Higgins Gate	Property received guilty judgment 9/1/2015.
	2800 Sullen Pl	6401-6403 General Meyer	Property received guilty judgment 10/28/2015.
	6701 I-10 W Service Rd		Property received guilty judgment on 1/25/2016.
	6880 Parc Brittany Blvd	Brittany Court Condominiums	Property received guilty judgment 7/13/2015.



## An additional 11 properties are currently in litigation

Stage	Address	Detail	Status
Current Litigation	3 Dreux Ave	(DMK)—vacant lot near 5328 Franklin	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.
	2501 St Claude Ave	Auto Parts Store	Writ filed. Owner is appealing the judgment and the lien foreclosure suit.
	5300 Franklin Ave	38884 Dreux (Address with Assessor) (DMK)	Received guilty judgment on 2/4/2015. Owner is appealing judgment.
	5324 Franklin Ave	(DMK)—vacant lot near 5300 Franklin	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.
	5328 Franklin Ave	Vasquez Building (DMK)	Received guilty judgment on 2/4/2015. Owner is appealing judgment.
	5332 Franklin Ave	(DMK)—vacant lot near 5300 Franklin	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.
	5951 Milne Blvd	Lakeview School	Property received guilty judgment on 12/17/14. Owner is appealing judgment.
	6601 Plaza	Grand of the East	Property received guilty judgment on 12/1/14. Owner is appealing the judgment.
	6700 Plaza		Property received guilty judgment 12/17/14. Owner is appealing judgment.
	10112 Plainfield Dr	Large empty lot near Read I-10 Exit	Property received guilty judgment on 3/3/2015. Owner is appealing the judgment.
	38884 Dreux Ave	(DMK)—vacant lot near 5328 Franklin	Property received guilty judgment on 10/22/14; Owner is appealing judgment.

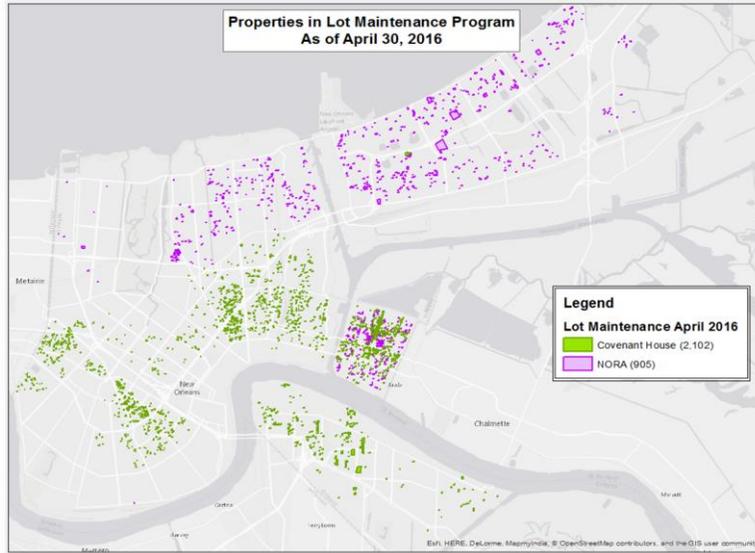


## 20 priority commercial properties are awaiting hearing or currently being monitored by Code Enforcement

Stage	Address	Detail	Status
Awaiting hearing	30 I-10 Service Rd		Case closed is actually assessed with lot next door 6701 I-10 Service Rd since we have pictures of all of the parcel will add address and legal to our current case.
	9660 Lake Forest Blvd	East Haven Care and Rehab	Hearing scheduled 5/19/2016
	12001 I-10 Service Rd	La Quinta Inn	Reset for legal issue. Hearing scheduled 5/16/2016.
	3500-3510 Gen De Gaulle Dr		Reset for work in progress. Hearing scheduled 6/27/2016.
Code Enforcement monitoring	609 Jackson Ave		Lien paid and property sold we are in communication with owners and monitoring the condition of the property.
	1532 Robert E. Lee Blvd	DMK Property	Settlement reached with the owner CE will continue to monitor.
	2500 Louisiana Ave	Medical Clinic	Property sold and owner settled liens with the City
	2520 Louisiana Ave	Parking lot of the Medical Clinic	Property sold and owner settled liens with the City. We will continue to monitor.
	2616 S. Claiborne Ave	Cornerstone Homes	Owner is working with the City to rehab the property
	3010 Sandra Dr	Crescent City Gates	Owner is working with the City to rehab the property.
	4300 Sullen Pl	LLT owned	Site maintained
	5000 N. Claiborne Ave	May be a new CVS	Site of new CVS to be opened by January 2016
	5030 N. Claiborne Ave	Old Gas Station---may be a new CVS	Site of new CVS to be opened by January 2016
	6001 Bullard Ave	Old Schwegmann's	Lien paid
	6800 Plaza		Property secured---CEHB monitoring.
	8580 Lake Forest Blvd		Maintained---CEHB monitoring.
	10101 Lake Forest Blvd	Forest Towers East Apartment Building near Bullard	Consent judgment signed---CEHB monitoring
	10301 I-10 Service Rd		Owners complied with 2013 judgment. CEHB monitoring.
	23804 Read Blvd	5851 Read	Consent judgment signed---CEHB monitoring.
	55195 Michoud Blvd	Six Flags	City is working with manager 9/8/14.



**More than 3,000 lots continue to be maintained in target neighborhoods, with the majority managed by Covenant House**



BlightSTAT May 12, 2016



# REINVESTMENT





## Residential Construction Lending Extended Update



Development Status			
Units	As of (02/16/2016)	As of (03/31/2016)	As of (04/30/2016)
Sold	4	8	9
Construction Complete, Available for sale/rent	7	6	5
Under Construction	13	10	11
Predevelopment	37	33	32
Total Units	<b>61</b>	<b>57</b>	<b>57</b>

BlightSTAT May 12, 2016



## NORA Property Auction June 13<sup>th</sup> and 14<sup>th</sup>

- 66 properties
- Online Auction via: [hilcorealestate/nora](http://hilcorealestate/nora)
- Registration and Buyer Seminar:
  - Thursday, June 2<sup>nd</sup> at 6:30pm
  - Dryades YMCA 2220 Oretha Castle Haley Boulevard, New Orleans, LA 70113

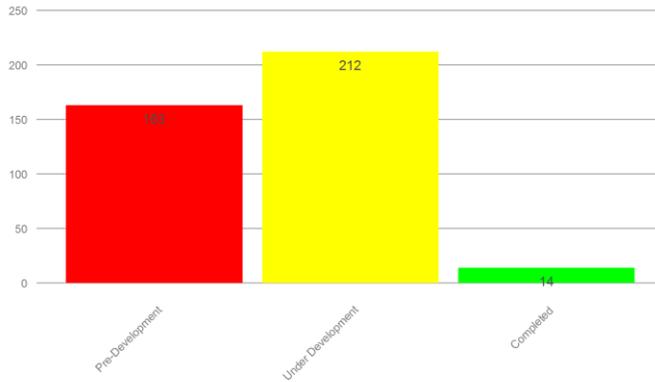


**Responsible Organization:**  
Office of Community  
Development (OCD)  
**Data Source:**  
OCD  
**Definitions:**  
*Rental Housing Program:*  
This program provides quality,  
affordable rental housing for  
low-income families

## Six Permanent Supportive Housing (PSH) units were completed that will be available to homeless families

### Rental Housing Program

■ Pre-Development ■ Under Development ■ Completed



**Responsible Organization:**

Office of Community Development (OCD)

**Data Source:**

OCD

**Definitions:**

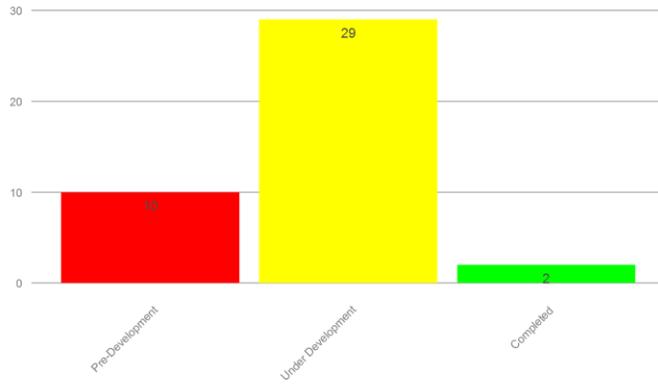
*Homeownership Development Program:*

This program allows development organizations to apply for HOME funds to subsidize the cost of construction, land acquisition and down payment assistance that will produce an affordable home for a low-income family

## 29 units are under construction as part of the Homeownership Development Program

### Homeownership Development Program

■ Pre-Development ■ Under Development ■ Completed



**Responsible Organization:**

Office of Community Development (OCD)

**Data Source:**

OCD

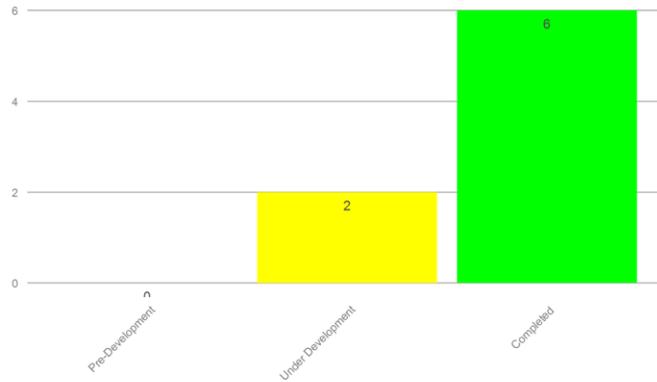
**Definitions:**

*Owner-Occupied Rehabilitation Program:* This program provides financial assistance to low income homeowners to repair their residences, while bringing them up to code and reducing blight.

## Six projects have been completed this year under the Owner-Occupied Rehabilitation program

### Owner-Occupied Rehabilitation Program

■ Pre-Development ■ Under Development ■ Completed



# Key Performance Indicators

Measure	YTD actual	YTD target	Year-end target
Properties returned to commerce through disposition programs	29	67	200
Rental Housing Program units completed	14	Management statistic	Management statistic
Homeownership Development Program units completed	2	Management statistic	Management statistic
Owner-Occupied Rehabilitation Program and Home Modification Program units completed	15	Management statistic	Management statistic



NORA still plans to meet the 2016 year-end target through the “Lot Next Door” program.